

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Trenton

State: NJ

PJ's Total HOME Allocation Received: \$14,521,433

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	27		
Program Progress:							
% of Funds Committed	96.13 %	94.52 %	8	94.94 %	61	63	
% of Funds Disbursed	80.24 %	83.13 %	20	84.35 %	27	25	
Leveraging Ratio for Rental Activities	13.86	4.44	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	83.34 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	51.67 %	65.24 %	18	68.05 %	24	22	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	58.70 %	82.73 %	26	79.65 %	12	9	
% of 0-30% AMI Renters to All Renters***	15.22 %	44.53 %	24	44.76 %	11	7	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.37 %	95.87 %	13	94.31 %	46	50	
Overall Ranking:			In State:	21 / 27	Nationally:	34 31	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$18,555	\$26,615		\$25,245	184 Units	48.20 %	
Homebuyer Unit	\$29,850	\$16,530		\$14,395	149 Units	39.00 %	
Homeowner-Rehab Unit	\$10,145	\$15,052		\$20,186	49 Units	12.80 %	
TBRA Unit	\$0	\$7,838		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Trenton NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$120,587	\$62,519	\$19,198
State:*	\$96,875	\$90,993	\$17,016
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	4.4	0.0	14.3	0.0
Black/African American:	69.8	87.2	77.6	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.5	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	25.3	12.8	8.2	0.0
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HOUSEHOLD SIZE:

1 Person:	19.8	0.7	53.1	0.0
2 Persons:	19.8	22.8	16.3	0.0
3 Persons:	40.1	38.9	22.4	0.0
4 Persons:	14.3	31.5	6.1	0.0
5 Persons:	5.5	5.4	2.0	0.0
6 Persons:	0.5	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.7	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	72.5	39.6	12.2	0.0
Elderly:	10.4	1.3	71.4	0.0
Related/Single Parent:	3.3	36.2	12.2	0.0
Related/Two Parent:	13.2	22.8	4.1	0.0
Other:	0.5	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	17.6	4.7 [#]
HOME TBRA:	0.0	
Other:	12.1	
No Assistance:	70.3	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

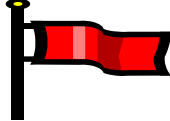
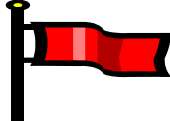
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Trenton State: NJ Group Rank: 34
 State Rank: 21 / 27 PJs (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags Overall Rank: 31
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	51.67	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	58.7	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.37	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	3.23	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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